

TRANSFER  
TAX  
PAID**Deed of Trustee**

(Statutory Short Form 33 M.R.S.A. §775)

51-18

**036063**

**KAREN M. RODRIGUE**, of Oakland, County of Kennebec, State of Maine, sole successor Trustee to Marie E. Christensen, sole trustee under the **MARIE E. CHRISTENSEN LIVING TRUST**, dated November 8, 1999 and any amendments thereto, by the power conferred by law, and every other power, for one dollar paid and other valuable consideration, grants to **JOYCE C. SUTHERLAND** of Vassalboro, County of Kennebec, State of Maine and **JAN MUNROE**, of Vassalboro, County of Kennebec, State of Maine, as joint tenants with rights of survivorship, the following described real property:

See attached Schedule A.

Witness my hand and seal this 30<sup>th</sup> day of September, 2003.

Karen M. Rodrigue, Trustee  
**KAREN M. RODRIGUE**,  
Sole Successor Trustee under the 11/8/99  
MARIE E. CHRISTENSEN LIVING TRUST

STATE OF MAINE  
COUNTY OF KENNEBEC, ss.

Then personally appeared the above named, Karen Rodrigue, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed this 30<sup>th</sup> day of September, 2003, before me

Susan Farnsworth  
2) Susan Farnsworth, Bar #348  
Attorney at Law

**Schedule A**

A certain lot or parcel of land, with any buildings thereon, situated in said Waterville, County of Kennebec and State of Maine and bounded and described as follows:

Beginning at a point in the westerly line of Lloyd Road in Waterville, Maine, which point is located 150 feet northerly of the intersection of the said westerly line of Lloyd Road and the northerly line of Mayflower Hill Drive, thence westerly at right angles with the said westerly line of Lloyd Road 102.4 feet, more or less, to the easterly line of land of Alan Hilton, thence northerly in the easterly line of said Hilton 150 feet, more or less; thence easterly at right angles with the said Lloyd Road 104.8 feet, more or less, to the said westerly line of Lloyd Road; thence southerly along the said westerly line of Lloyd Road 150 feet to the point of beginning; meaning and intending to bound and described Lot 15 and the southerly half of Lot 16, which lots are shown on a Plan of Mayflower, Realty Company and recorded in Kennebec County Registry of Deeds, Plan Book 17B, Page 187.

The above land is the first parcel described in deed from Mayflower Realty Company to Lemuel D. and Mary C. Leighton, husband and wife, dated February 5, 1955, recorded in said Registry, Book 90, Page 194.

The above land is now described as Lot 16 on a new plan of Mayflower Realty Company recorded in Kennebec Registry of Deeds February 24, 1959, in Plan Book 22, Page 8.

This conveyance is made and taken by the Grantees with the restrictions and limitations herein enumerated, for themselves and their heirs and assigns, for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on these lots or parcel of land, except for steps approaching thereto, shall be located at least twenty-five feet from the lot boundary on Lloyd Road and at least fifteen feet from the westerly and northerly boundary lines of the above land herein conveyed and at least forty feet from the southerly boundary line of the above land and herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family and shall cost not less than twelve thousand dollars of this day's value; that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, not any house or structure thereon be used for any mercantile or commercial purpose.

For Grantor's source of title see deed of Arthur S. O'Halloran and Marcella O'Halloran to Harold Christensen and Marie E. Christensen, dated June 5, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1647, Page 256. Also see Abstract of Divorce Decree between Harold C. Christensen and Marie E. Christensen dated March 23, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3123, Page 327; and Warranty Deed of Marie E. Christensen to "Marie E. Christensen, sole Trustee, or her successors in trust, under the Marie E. Christensen Living Trust, dated November 8, 1999, and any amendments thereto," dated December 2, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6115, Page 122. . RECEIVED KENNEBEC SS.

Deed of Karen M. Rodrigue, Sole Successor Trustee under the  
MARIE E. CHRISTENSEN LIVING TRUST dated November 8, 1999  
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2003 OCT -1 PM 12:13  
ATTEST: *[Signature]*  
REGISTERED DEEDS